

State Use 109
Print Date 11-21-2025 9:38:12 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
RYAN JEANNINE M RYAN BRIAN A 690 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_387927_2856074												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		109		224000		224,000																	
												RES LAND		109		135600		135,600																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		109		9800		9,800																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		369,400		369,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
RYAN JEANNINE M GONYEA,JEANNINE M CUFARI ELIZABETH, CUFARI ELIZABETH A + CUFARI ELIZABETH A +				13077		0568		03-28-2003		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12139		0016		01-10-2002		U		I		229,000		1		2025		109		207,600		2024		109		192,000		2023		109		176,300	
				07984		0396		03-24-1992		U		I		50,000		1A				109		135,600				109		135,600				109		123,600	
				07984		0395		03-24-1992		U		I		1		1A				109		9,800				109		9,800				109		9,300	
				07045		0480		12-13-1988		U		I		1		1A																			
				Total														Total		353,000		Total		337,400		Total		309,200							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
				Total																															
ASSESSING NEIGHBORHOOD																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 161,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,800 Appraised Land Value (Bldg) 135,600 Special Land Value 0 Total Appraised Parcel Value 369,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 369,400																	
Nbhd				Nbhd Name				Tracing				Batch																							
0001								109				MG																							
NOTES																																			
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result							
305		09-01-1988		MN		Manual Note		8,000								DECK		04-20-2021						333		14		INSPECTED							
																		08-15-2019						334		2		MEASURED							
																		01-27-2012						317		16		FIELDREV CHG							
																		01-27-2012						317		16		FIELDREV CHG							
																		05-02-2002						250		22		MAILER SENT							
																		04-30-2002						274		14		INSPECTED							
																		04-25-2002						274		14		INSPECTED							
LAND LINE VALUATION SECTION																																			
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value												
1	109	MULT HS		RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800											
1	109	MULT HS		RA				0.120	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	800											
Total Card Land Units								1.04	AC	Parcel Total Land Area: 1.04								Total Land Value								135,600									

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BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	616		30.68	18,899
EFP	ENCL PORCH	0	144		76.82	11,063
FFL	1ST FLOOR	980	980		153.65	150,574
SFL	2ND FLOOR	1,052	1,052		153.65	161,637
WDK	WOOD DECK	0	314		30.83	9,680
Ttl Gross Liv / Lease Area		2,032	3,106			351,852

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RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
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				12139	0016	01-10-2002	U	I	229,000		1	2025	109	207,600	2024	109	192,000	2023	109	176,300		
				07984	0396	03-24-1992	U	I	50,000		1A	109	135,600	109	135,600	109	135,600	109	123,600			
				07984	0395	03-24-1992	U	I	1		1A	109	9,800	109	9,800		109	9,300				
				07045	0480	12-13-1988	U	I	1		1A	Total	353,000	Total		337,400		Total		309,200		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 62,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,800 Appraised Land Value (Bldg) 135,600 Special Land Value 0 Total Appraised Parcel Value 369,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 369,400						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name					Tracing		Batch													
0001							109		MG													
NOTES																						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	02	BUNGALOW	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor			
Grade	C-	AVG. (-)	Bsmt Garage			
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			109	MULT HS		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	8	PLYWD PANL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		178.89	
Interior Floor 1	4	CARPET	RCN		119,493	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1850	
Heat Type	6	ELECTRC BB	Effective Year Built		1977	
AC Type	01	NONE	Depreciation Code		FA	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		48	
Extra Fixtures	0		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		52	
Extra Kitchens	0		RCNLD		62,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues	1					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	256	12.00	1910	50	0.00	FR	F	0.90	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	432	432		187.00	80,784	
GAR	GARAGE	0	180		74.80	13,464	
HST	HALF STORY	81	162		93.50	15,147	
UAT	UNFIN ATTC	0	270		37.40	10,098	
Ttl Gross Liv / Lease Area		513	1,044			119,493	

